



Ynys Gifan Island, Talsarnau, Gwynedd, LL48 6EN

STRUTT & PARKER

Ynys Gifan Island Talsarnau, Gwynedd,

LL48 6EN

A picturesque island to let in the Dwyrd Estuary with Farmhouse and outbuildings in need of full renovation

Harlech 3 miles, Bangor 30 miles, Holyhead 50 miles, Chester 70 miles

Island | Farmhouse in need of full renovation
Outbuildings | About 17.74 acres | For let on long lease

The property

Ynys Gifan Island

Ynys Gifan Island is situated in the Dwyrd Estuary in a rural location overlooking the picturesque town of Portmeirion and provides panoramic views of stunning coastline, mountains and the Irish Sea. The Island is approximately 3 miles from the popular town of Harlech and 10 miles from the town of Porthmadog. It is accessible by boat at high tide and at low tide by foot, tractor or other suitable vehicle for traveling across the Estuary.

One of only 43 of Britain's unbridged tidal islands, Ynys Gifan is in the wide Afon Dwyryd estuary near the village of Talsarnau in Gwynedd, North Wales. The Island has been unoccupied for many years and has a unique history. It is said to have been gifted to the current Lord Harlech's ancestors by Queen Anne in the early 1700s, hence it became known as Ynys Gifan ('Anne's Gift Island').

The Island is located within the Snowdonia National Park, an area steeped in culture and local history and a hugely popular tourist destination noted for its great beauty, wonderful walks, rides and beeches.

The Italianate village of Portmeirion, designed by Sir Clough Williams-Ellis, is easily visible from the Island. Portmeirion is a popular tourist destination in its own right and the location of the unique Festival No 6.

The Island's location provides it with ideal opportunities for maximising tourism and responses and expressions of interest would be welcomed on the basis of any future Tenant broadening the tourism strengths of the Island and maintaining and enhancing the wider public's affection for the Island.

The Farmhouse

The Farmhouse is a fascinating building that sits on the east shore of the island looking towards the village of Talsarnau. Now in need of a thorough renovation, The Farmhouse offers an exciting restoration project for the prospective Tenant. The property is spread over two floors with two ground floor receptions rooms, ground floor kitchen and bathroom. There is one ensuite bedroom upstairs.

Adjacent to the Farmhouse there is a stone built outbuilding, which would provide useful storage space for the prospective Tenant

Outside

The land extends to approximately 17.74 acres. In more recent years it has become overgrown and is in need of work to restore it to productivity. Evidence of field boundaries can be seen, but these are also in need of work. There are no Basic Payment Entitlements included in the letting and we understand that none of the land is subject to any Environmental Stewardship agreements.



General

Lease Terms: The Island would be let on a 20 year Improving Lease. The Tenant would be required to renovate the Farmhouse in exchange for an annual ground rent to reflect the level of investment required. The Tenant would be responsible for planning and building regulations. The Lease would be on Full Repairing and Insuring Terms. Responses are invited on this basis. A copy of the Heads of Terms for the Tenancy agreement is available on request.

Reservations: The Island is to be let, subject to standard Estate management reservations such as timber and the right to extract timber, maintenance of existing hunting practices and the exercise of full shooting rights.

Services: We believe the property benefits from private drainage. We understand that there is no mains electricity connected. We understand that a water main was connected in the 1980's however we are not aware whether the connection is still active.

Council Tax: The Farmhouse is currently deregistered for Council Tax.

Local Authority: Gwynedd Council, Shirehall St, Caernarfon LL55 1SH Tel: 01766 771000

Wayleaves, rights of way and easements: The property will be let subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not. There is a Public Right of Way to the Island.

All measurements are approximate. While we endeavour to make our letting particulars accurate and reliable, if there are any aspects that you wish to query please do not hesitate to contact Strutt and Parker, Shrewsbury and we will be pleased to check the information for you. Offers of interest must be submitted in writing and received at Strutt and Parker, Shrewsbury by 12 noon on Thursday 31st August.





Directions

From Dolgellau take the A470 and continue straight onto the A487 (Porthmadog) turn left onto the A496 (Maentwrog) continue straight turning right to stay on the A496 (Glan y Wern) arriving at the village of Ynys take first right for access to the Dwyrd Estuary.

Viewing strictly by appointment through Strutt & Parker LLP

Agent's note: Please be aware that the Farmhouse is in a state of disrepair and is DANGEROUS likewise as the Property is on an Island access can be problematic. All viewings must be attended by a Strutt and Parker or Glyn Estate representative. Please do not visit the site unattended under any circumstances.

Shrewsbury

16 Shoplatch, Shropshire SY1 1HR

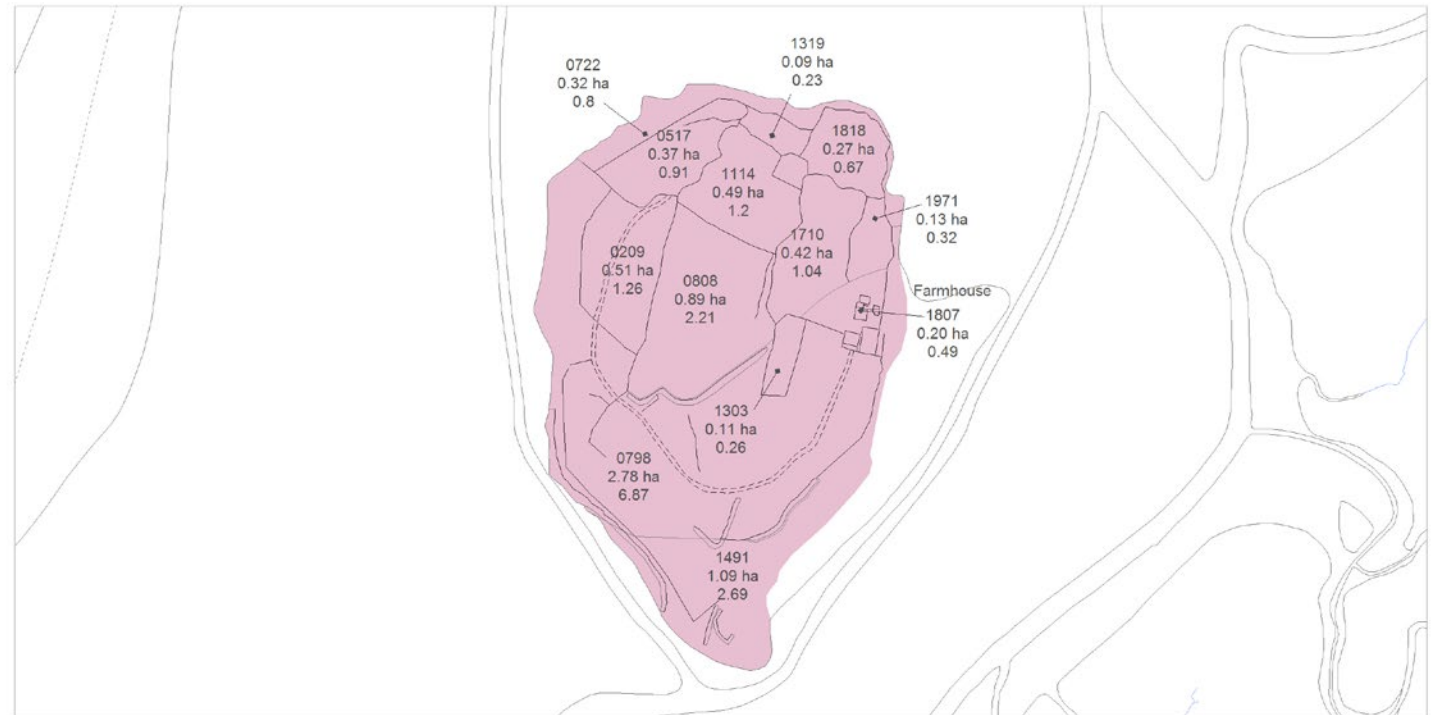
01743 284131

shrewsbury@struttandparker.com
struttandparker.com

 @struttandparker

 /struttandparker

60 offices across England and Scotland, including Prime Central London



The Glyn Estate

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO © Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Q8128-225 | Date 16.05.17

**STRUTT
& PARKER**

IMPORTANT NOTICE

Strutt & Parker LLP gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker LLP does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken April 2017. Particulars prepared May 2017.

STRUTT & PARKER

 OnTheMarket.com

exclusive affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE